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Charming Home w/Pool Views

335 000 € [Fees paid by the seller]



- Reference : AF26293
- Number of rooms : 8
- Number of bedrooms : 4
- Living space : 160 m²
- Land size : 2 300 m²
- Local taxes : 949 €



Located 5 mins from Saint-Gaudens is this pretty and charming home constructed in 1875 and offering 160m² of living space as well as 200m² of outbuildings. There are 4 bedrooms, two washrooms, sitting room, kitchen and dining room, a wine press, garage, workshop, greenhouses and a swimming pool with 2300m² of land and a view of the Pyrenees.

On entering the house you will be plunged into the cosy and welcoming atmosphere. The spacious entrance offers 29m² and serves, to the left, a the 16m² dining room continuing on to the 19m² kitchen complete with wood burner for your winters's evenings. To the right of the hall is the 29m² sitting room and a 16m² study.

Still in the hall, a magnificent and imposing wooden staircase leads up to a spacious, 29m² landing serving four bedrooms (11m², 14m², 19m² & 36m²), two of which have a washroom and toilet (5m² & 6m²).

The staircase leads up to a 15m² loft space for you to renovate as you wish.

Back to the ground floor and the right wing located after the study is to be restored as you wish. There is a 5m² laundry, toilet, 6m² storage cupboard and a 33m² wine press.

The left wing is also accessible from the outside as well as the kitchen and garden. There is a 90m² garage which could easily house four vehicles.

Outside, the leafy grounds of over 2000m² offer various spaces for relaxing and enjoying the serenity and view of the mountains. There is a 5x10m swimming pool for you to enjoy on summer days as well as a workshop, greenhouses and a vegetable garden.

Above the wine press is a space where you could increase the living areas of the house.

The magnificent facade is of Garonne pebble, the roof is covered in tile, central heating and hot water are provided by gas, there is a wood burner, windows are double glazed with automated roller shutters on the ground floor and wooden shutters upstairs. The property is connected to the sewage mains.

This superb property will not be on the market long. It represents an ideal opportunity to purchase a spacious new family home with all its charm and view of the Pyrenees.

You will be 5 mins from Saint-Gaudens, 45 mins south of Toulouse, close to all commerce and services and access to A64 motorway, 2h from the Atlantic coast and 2h30 from the Mediterranean.

ENERGY CONSUMPTION : **E (279)**

GREENHOUSE GAS : **D (44)**